



To: Windshire Park Metro District Residents
Re: Metro District Updates.

March 2012

Windshire Park Metro District Mailing Address/Location:

1555 Millfleet Drive * Windsor * Colorado 80550

Office Phone: 970-377-0609 Fax: 970-225-0054 or after hour's phone: 970-412-1440.

E-mail: manager@windshirparkmetrodistrict.com

Actual Business location: 1927 Wilmington Drive, Suite 101 * Fort Collins, Colorado 80528

Web Site:

Our web site is www.windshirparkmetrodistrict.com, please make sure you go to the site and join to get access to community documents, news and events. You must join to see all the documents. **Please e-mail manager@windshirparkmetrodistrict.com if you have never received an e-mail from the District, it means you're not on the e-mail list, send in your e-mail address.**

Quarterly Fees for Operations and Maintenance:

Quarterly Fees go out every quarter we THANK YOU for paying on time. If you ever have any questions on your quarterly fee, please contact the Windshire Park Metro District. Quarterly fees are due the following dates of each year.

March 1 (January, February, and March)

September 1 (July, August, and September)

June 1 (April, May, and June)

December 1 (October, November, and December)

Questions on why some owners get a statement and an invoice, we hope this helps.

Operation and Maintenance/Non-potable water Invoices and statement:

The District must invoice each lot owner every quarter for the O & M fee and/or for the non-potable water when this applies. This invoice through our system goes against your account for that lot. The invoiced amount will be added to your balance or taken off any credit you may have. If you have a balance due from a previous quarter or a credit on your account, you will also receive a statement showing the balance due or the remaining credit on your account. The amount on the statement would be the amount you owe or is your credit balance.

Mail your checks to the District mailing address and make checks payable to WPMD. If you have any questions please feel free to contact the District on this. Mail your payment to our new address. 1555 Millfleet Drive * Windsor, Colorado 80550. **If you mail your check through your on-line banking account, please make sure you update our address.**

Non-Potable Water system: (Yard irrigation)

The rates for the non-potable water system are as listed below. You will be invoiced for May, June and July non-potable water usage on your 2nd quarter O and M fee Invoice. Then you will be invoiced for August, September and October non-potable water usage on your 3rd quarter O and M fee invoice for the balance of the non-potable water.

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|---|-----------------|---|-----------------|
| Water Bill for May (Partial Month) | \$ 10.00 | Water Bill for August | \$ 16.00 |
| Water Bill for June | \$ 16.00 | Water Bill for September | \$ 16.00 |
| Water Bill for July | \$ 16.00 | Water Bill for October (Partial Month) | \$ 10.00 |

Total Non-Potable Water Cost: \$ 84.00 (prices subject to change)

Partial months: We don't always know the river waters availability, it depends on run off and weather, so we charge a lower rate, and we don't pro-rate the month for less time. As you know the water rates are great! Please keep in mind the water system will go on and be shut off for the season different days every year; it all depends on the weather and the availability of the water. Water turns on around May 1st and shuts down around October 15th of each year.

Note: Power outages and heavy rains can cause the non-potable water system to shut down. Heavy rains causes' debris to clog or dam up the ditch we get our water from, then it has to be cleaned when the water levels lower.



WINDSHIRE PARK
Metro District

Windshire Park Pool Season 2012:

The pool applications will be E-mailed out in March. You will need to fill out a new application and mail, fax or scan/e-mail to the District to receive your pool tag. Pool tag will be mailed out to District members in good standing with the District. District members in good standing are members paid in full on their taxes, O and M fees, non-potable water fees, along with no covenant violations. The pool schedule will be mailed with the pool packet. The pool will open Saturday of Memorial Day weekend and close Monday Labor Day. The pool application will be posted on our web site (You must join the web site to see it). If you have any questions or concerns please feel free to call or e-mail the District.

For swimming lessons please go to Riptides' web site after April 30th.

2012 Windshire Park Metro Districts Directors Meeting Dates:

April 24th 2012 (Tuesday) at 10:30 a.m. at the District Office.

November 13th 2012 (Tuesday) at 10:30 a.m. at the District Office.

District Office: 1927 Wilmington Drive Suite 101 * Fort Collins, Colorado 80528.

Meeting dates subject to change, as always meetings will be posted on site at least 72 hours before meeting.

Garage Sale:

May 19th 2012 (Saturday). 8:00 am. - 4:00 pm... The District will post the site and place an ad in the local paper and on the web (Craig's List).

Social Committee:

We have a Social Committee working hard to schedule fun community activities. The chairperson of the committee is Tara Fotsch at tarafotsch@email.com all events will be posted on the Windshire Park Metro District Web site and e-mails sent out. If you would like to help with the Social Committee or have any ideas please contact any of the members: Tara Fotsch (tarafotsch@email.com), Amanda Kendrot (highfill1999@yahoo.com), Val Cox (vccox@msn.com) or Greg Geelan (gregorygeelan@yahoo.com).

Fence Staining:

If you want to stain your fence, please use the approved stain. The fence stain color for the entire community is **Kwal Paint Product # 6250 Woodcraft Cedar.**

D R Horton/Builder Information:

For warranty issues please contact D R Horton at 303-221-8609/Fax 303-221-8615/www.drhorton.com

The WPMD is not associated with the Builder. If you have an issue with the builder, please follow their procedures to contact them with any issues you have with your home or lot.

Vandalism around the neighborhood:

Recently we have had someone driving their vehicle on the District green belts. This will cause damage to our irrigation system, create ruts in the grass and numerous other issues. If you see this in the area please call the Windsor Police (970) 674-6400, then let the District know.

Landscape or Exterior upgrades to your home or yard:

If you are just starting to landscape your yard or planning any upgrades to your landscape / exterior of your home, you need to review the Guidelines/Covenants. Then when you're ready to make changes you must submit the Architectural Design Application for approval. This includes exterior paint. Some homes in the neighborhood will need to start thinking about paint in the next year or two. Go to the web site to review the Guidelines/Covenants if you don't have a copy, plus you can print off a copy of the Architectural Design Application.



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Covenant/Guidelines, Control/Polite Neighbors: Calls or e-mail we receive.

(Not all of these items are Covenant /Guidelines Violations. We direct concerned residents to talk to their neighbor or who to call if needed)

1. Holiday days lights. If you placed holiday lights on your home or fence, they should be taken down within 30 days after the holiday.
2. Watch your speeds in the neighborhood, KIDS at Play. Please call the Non- Emergency number for the Windsor Police at (970) 674-6400 with concerns.
3. **Do not leave Trash cans out.** Trash cans should be put away in your garage or behind the fence when it's not trash day (Thursday). Please be considerate of your neighbors/neighborhood, **do not leave trash cans out.**
4. **Trash pickup is Thursday for WPMD.** Ram Trash Service is available at the homeowner's expense or use another company of your choice but they **must pick up on Thursday.** The District does not want several trash companies driving through the neighborhood everyday day or want trash sitting out every day, which is why the District recommends one trash company. If you notice when a trash company picks up for all the lots, they drive very slow, due to stopping at each lot. If one trash company comes in for 2 or 3 clients, they seem to drive very fast through the streets (We get the calls), due to just 2 or 3 clients. This can put the kids at risk in the area.
5. Barking Dogs: Keep animals under control. This is an issue, Please Be considerate, especially in the summer, people like to sit outside and don't want to hear your dog.
6. We receive a lot of e-mails and calls on this one: Pick up after your pets when walking through the neighborhood. Don't walk your dogs on your neighbor's yard. The light pole or fire hydrants are tempting for your dog, but most of the time they are in your neighbor's yard. Please be considerate.
7. Be considerate when parking extra vehicles in front of your neighbor's homes. Yes, the streets are public, but residents do like to park in front of their own home.
8. No utility trailers, camping trailers, boat storage, recreational vehicles are allowed to be stored on lots. Town limits trailer /RV parking on the street to 72 hours, this does not mean you can move the trailer/RV every 72 hours and keep it on the street. Please load and unload, clean in a reasonable amount of time, your neighbors appreciate it.
9. Gates are not allowed to be placed on the District fence nor is anything allowed to be attached to the District fence. This includes your landscaping; the fence is not a retaining wall.
10. District fence, do not attach any items to the district fence. Keep trees and shrubs from growing on the fence. Keep in mind the District needs to maintain the fence.
11. All exterior projects must be approved and you have a signed off Architectural Design Application.
12. If you see loose dogs and or cats, call the Town of Windsor animal control at (970) 674-6400.
13. Xcel street lights: If you see a street light that is out call Xcel Energy with the corner address or closest house address. Or you can get them the pole number on the side of the pole if you see it. 1-800-895-1999

These are calls and or e-mails, we get each month. Please feel free to call or e-mail with any concerns. We do recommend that you politely talk to your neighbor if you have an issue.

If you do call/e-mail an issue to the District, please be prepared to give your full name, address and phone numbers for our records, along with full details of your concerns.

That's it for now, as always any questions or concerns please feel free to call/e-mail the District.